

**NON-FLOOD PROTECTION ASSET MANAGEMENT AUTHORITY
MINUTES OF THE MARINA COMMITTEE MEETING
TUESDAY DECEMBER 2, 2014 – 10:30 A.M.**

The regular monthly meeting of the Marina Committee of the Non-Flood Protection Asset Management Authority was held on Tuesday, December 2, 2014 at 10:30 A.M., in the Lake Vista Community Center, 2nd Floor, 6500 Spanish Fort Blvd., New Orleans, Louisiana after due legal notice of the meeting was sent to each Board member, the news media, and a copy of the call was posted.

Chairman Settoon called the meeting to order at 10:30 a.m. and led in the pledge of allegiance.

The roll was called which constituted a quorum.

PRESENT:

Chairman William Settoon
Vice-Chair Stanley Brien
Commissioner Glenn Higgins

ABSENT:

Commissioner Pearl Cantrelle

STAFF:

Cornelia Ullmann – Chief Operating Officer
Sharon Martiny – Administrative Assistant
Chuck Dixon – Marina Director

ALSO PRESENT:

Al Pappalardo – Real Estate Consultant
Kevin Marshall - South Shore Harbor Tenant
Carl Hudson – Orleans Marina Tenant
Ray Landeche – Lakeshore Subdivision Resident
Jeanne Hutchison – South Shore Yacht Club

ADOPT AGENDA

Commissioner Brien offered a motion to adopt the Agenda, seconded by Commissioner Higgins and unanimously adopted.

APPROVAL OF PRIOR MINUTES

Deferred.

CURRENT MARINA ISSUES

All issues to be covered under Old Business.

OLD BUSINESS

1) Discussion of potential impact of Bally's terminal proposal on South Shore Harbor Marina

Chuck Dixon, Marina Director, advised there would be several public forums with the developer, Roland von Kurnatowski, who will discuss the proposal with the Marina tenants to get tenant feedback. The proposed development will increase the number of tenants in the Marina by providing a ship store, restaurants, a water park and a fuel dock. The FAA will be required to review the height of the zip line and amphitheater. Issues to be addressed include security, parking, sanitation and the very low water levels at the south end of the Marina. The developer may wish to dredge or remove the silt to make the waterfront look more appealing.

2) Discussion regarding repair of electrical system from items found in initial inspection of South Shore Harbor

Six issues were discovered on the initial electrical inspection. In light of those findings, the Marina Committee advised to move forward and inspect the entire Marina at a cost of \$15,000.

3) Discussion regarding repair of pedestal lights at South Shore Harbor

Four 20-amp breakers were ordered for four pedestal lights. One entire system of promenade lighting must be replaced. The lights are designed for 150 mile-per-hour winds, but one base fell down. The poles are custom-made upon request at a cost of \$5,000 for the pole, hangar and light fixture. The pole alone is \$2,500. There are 25 lights, one is out and one is leaning.

4) Discussion regarding repair of promenade lighting

One entire system of promenade lighting must be replaced. The lights are designed for 150 mile-per-hour winds, but one base fell down. The poles are custom-made upon request at a cost of \$5,000 for the pole, hangar and light fixture. The pole alone is \$2,500. There are 25 lights, one is out and one is leaning.

The covered boat slips are in need of roof repair, which is a maintenance issue. There are a total of ten leaks on the roof. An estimate to repair the roof is needed.

After Katrina the floating dock at South Shore Harbor Marina were replaced. The blocks were poured on site using rebar and concrete, which absorbed water causing corrosion. This concrete floating dock has been at South Shore Harbor since the Marina was built. Three bids were received to replace the blocks, the lowest being Mayer Yachts. The concrete blocks are currently being cut and the dock should be complete shortly.

The boat slips by the east wall on the east side of Orleans Marina were taken back by the Authority after the end of a 25-year lease. During that 25 years there were little to no repairs on the slips and many are in poor condition. Sixteen slips were rebuilt with finger piers, which filled up quickly. In the corner of the north and east near the condominiums the ground is subsiding, which is a safety issue. Divers advised of a two inch gap from the top of the sheet pile that forms the bulkhead down to the mud line. The bulkhead has failed and Legal Counsel has informed that it is the responsibility of the condominium association. There is a subsidence issue in the parking by the drain. Divers advised of an issue with the drain, and the parking lot takes 24-48 hours to fully drain.

The Pennick Dock, which is located across from Landry's, was damaged during Hurricane Gustov. The PW on file is for \$15,000, but a contractor provided an estimate in the amount of \$40,000. Discussion is underway with GOHSEP to get this fixed. The damage is located on the north side and on the Pennick dock, and the contractor advised that there may be additional damage.

NEW BUSINESS

**1) September 2015 - 3 day music event at South Shore Harbor
(Informational item)**

Roland von Kurnatowski, TIPS Foundation, is requesting a three day music festival at South Shore Harbor on the same footprint as the proposed larger project during the last full weekend in September, 2015. The low key event would draw approximately 3,000-5,000 people. This would be a traditional New Orleans style music festival. A meeting with Mr. von Kurnatowski is scheduled to discuss the event in further detail. The promoter would handle matters including security and garbage collection and clean-up.

Jean Hutchison, former South Shore Harbor Marina tenants, suggested that the marina tenants be invited to participate. The tenants are primary. There is a lot

of private property that needs to be protected along with hundreds of Marina tenants that are part of it. These tenants pay rent and that is their home. This festival can be done, but keep two things in mind: the producer is responsible to clean up the area and consideration must be given to the tenants.

ANNOUNCE NEXT MEETING

Chairman Settoon announced that the next Marina Committee meeting is scheduled for Tuesday, January 6, 2015 at 10:30 a.m.

ADJOURNMENT

Commissioner Brien offered a motion to Adjourn, seconded by Commissioner Higgins and unanimously adopted. The meeting adjourned at 11:24 a.m.